006.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,100 / 946,100
					USE VALUE:	946,100 / 946,100
					ASSESSED:	946,100 / 946,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY JOSEPH P & SARAH E
Owner 2:	
Owner 3:	
Street 1:	31 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY JOSEPH P & SARAH E -
Owner 2:	LIFE ESTATE -
Street 1:	31 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2951 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4733.000	491,000	5,500	449,600	946,100
Total Card	0.109	491,000	5,500	449,600	946,100
Total Parcel	0.109	491,000	5,500	449,600	946,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.60 /Parcel: 320.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5620
GIS Ref	
GIS Ref	
Insp Date	12/07/17

!593!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	491,000	5500	4,733.	449,600	946,100		Year end	12/23/2021
2021	104	FV	468,000	5500	4,733.	449,600	923,100		Year End Roll	12/10/2020
2020	104	FV	468,200	5500	4,733.	449,600	923,300	923,300	Year End Roll	12/18/2019
2019	104	FV	360,900	5500	4,733.	477,700	844,100	844,100	Year End Roll	1/3/2019
2018	104	FV	360,900	5500	4,733.	348,400	714,800	714,800	Year End Roll	12/20/2017
2017	104	FV	337,800	5500	4,733.	303,500	646,800	646,800	Year End Roll	1/3/2017
2016	104	FV	337,800	5500	4,733.	258,500	601,800	601,800	Year End	1/4/2016
2015	104	FV	299,700	5500	4,733.	252,900	558,100	558,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:43:44

LAST REV

Date	Time
02/27/20	13:05:10
mmcmakin	
593	

USER DEFINED

Prior Id # 1:	5620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY JOSEPH P	74025-103	1	1/23/2020	Convenience	1	No	No		
KELLY JOSEPH &	69131-505		4/12/2017	Convenience	1	No	No		
	13694-367		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2012	1011	Re-Roof	6,600					
8/25/2006	715	Manual	1,000					replace 2nd fl por

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Inspected	BS	Barbara S
11/3/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Meas/Inspect	345	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4733		Sq. Ft.	Site		0	80.	1.19	1									449,593						449,600	

Total AC/HA:	0.10865	Total SF/SM:	4733	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 449,593	Spl Credit	Total: 449,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04984760
Const Adj.:	0.98152602
Adj $ / SQ:	185.481
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711630
Depreciation:	220605
Depreciated Total:	491024

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	3	M
Totals			
2	13	5	

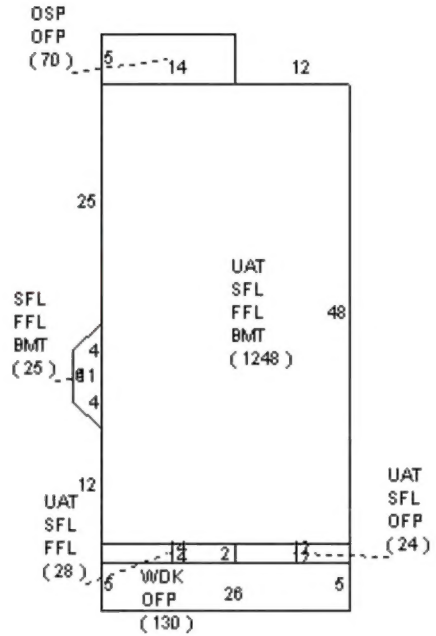
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.48
Special Features:	0	Val/Su Net:	105.64
Final Total:	491000	Val/Su SzAd	186.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,325	185.480	245,763
FFL	First Floor	1,301	185.480	241,311
BMT	Basement	1,273	55.640	70,835
UAT	Upper Attic	325	129.840	42,197
OFP	Open Porch	224	23.430	5,247
WDK	Deck	130	13.440	1,747
OSP	Screen Porch	70	43.260	3,028

Net Sketched Area:	4,648			Total:	610,128
Size Ad	2626	Gross Area	5623	FinArea	2951

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	8X10	A	AV	1998	6.00	T	16.8	104			400			400

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc